

# Freestanding Building

16,755 SF on 2.59 AC of Land

1850 North Telegraph Road  
Monroe, Michigan 48162

410' Frontage on North Telegraph Road



# Freestanding Building

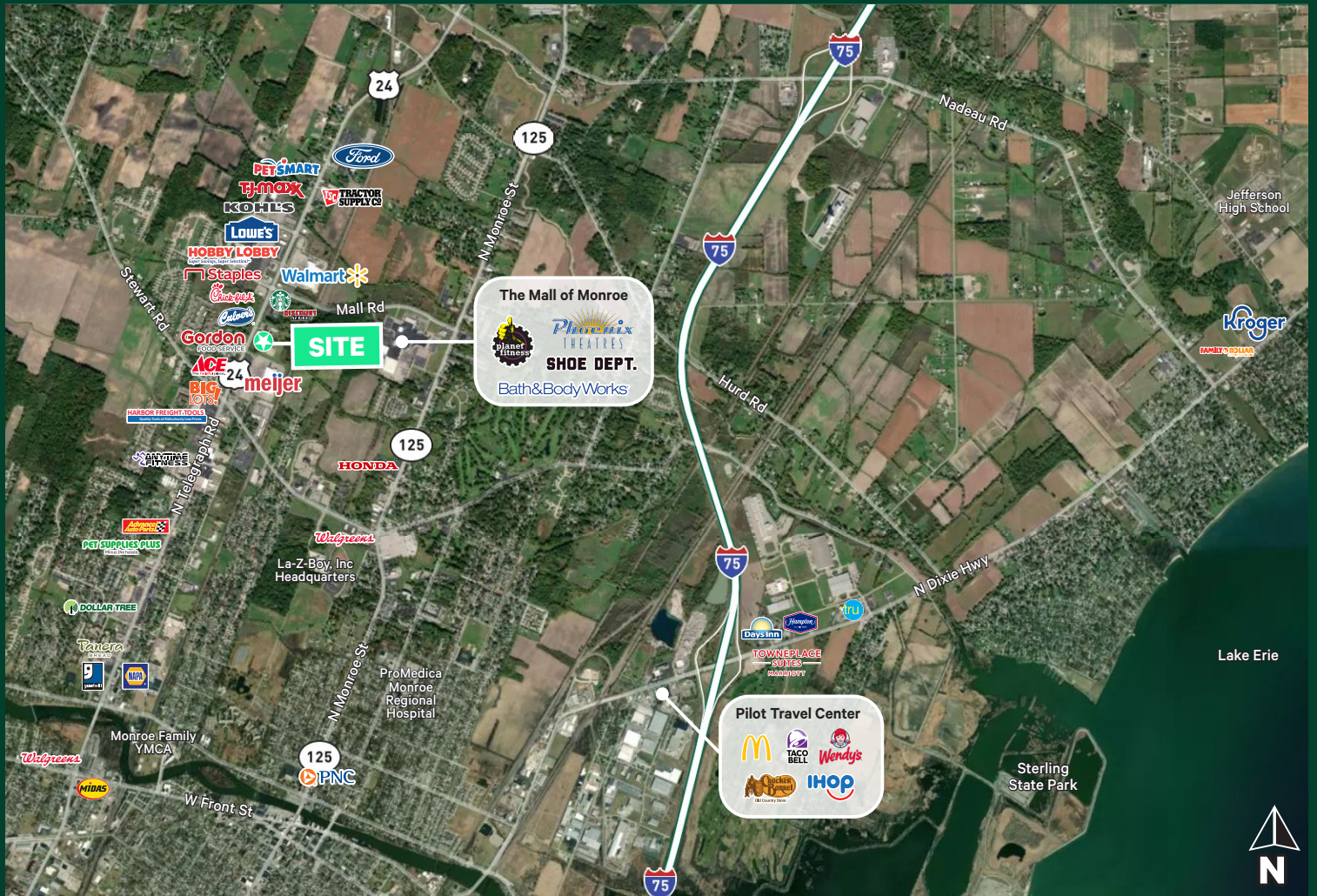
1850 N Telegraph Rd | Monroe, MI 48162

For Sale or Lease

# Property Highlights

- + 16,755 SF freestanding building on 2.59 acres
- + 410' frontage on N Telegraph Road with traffic counts exceeding 28,000 vehicles per day
- + 1 curb cut, with 70 parking spaces
- + Positioned between high-performing Walmart and Meijer stores
- + Nearby retailers include Meijer, Walmart, Lowe's, Kroger, Starbucks, Chick-fil-A, and many more!
- + Year Built: 2012
- + Pricing: Contact Broker
- + 2023 Taxes: \$43,532.79

# Macro Aerial



# Micro Aerial



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	4,404	32,699	56,498
Number of Households	1,998	13,807	23,224
Average Household Size	2.08	2.30	2.38
Average Household Income	\$72,648	\$80,482	\$84,786
Daytime Population	5,387	36,101	54,346



## Freestanding Building

1850 N Telegraph Rd | Monroe, MI 48162

For Sale or Lease

# Property Photos



## Contact Us

### Scott Young

Senior Vice President  
+1 248 936 6832  
scott.young@cbre.com

### Matt Croswell

First Vice President  
+1 248 351 2084  
matt.croswell@cbre.com

### Ashley Young

Senior Associate  
+1 248 353 5400  
ashley.young@cbre.com

### Jake Vorkapich

Transaction Manager  
+1 248 351 2071  
jake.vorkapich@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.